



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, SEPTEMBER 4, 2019

Brian Andersen, *Chairman*
Carl Bloomfield, *Vice Chairman*

David Cavenee
Greg Froehlich
Brian Johns

Les Smith
Philip Alibrandi, *Alternate*
James Torgeson, *Alternate*

**Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona**

**Study Session: 5:00 p.m.
Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	CALL TO ORDER STUDY SESSION
	<p>1. UP19-40 POWER & RAY STORAGE-OUTDOOR: Request to approve a Conditional Use Permit for approximately 9.8 acres of real property located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Outdoor) in the Light Industrial (LI) zoning district, subject to conditions.</p> <p>UP19-41 POWER & RAY STORAGE-INDOOR: Request to approve a Conditional Use Permit for approximately 9.8 acres of real property located at the northeast corner of Bluejay Drive and Orchid Lane to allow Storage, Personal Property (Indoor) in the Light Industrial (LI) zoning district, subject to conditions.</p> <p>DR19-119, POWER & RAY STORAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 9.8 acres, generally located at the northeast corner of Bluejay Drive and Orchid Lane, and zoned Light Industrial with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>2. DR19-114 INSPIRE ENTERTAINMENT: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 1.14 acres, generally located east of the southeast corner of Greenfield and Baseline roads, and zoned General Commercial (GC). Stephanie Bubenheim (480) 503-6625.</p>
	<p>3. DR19-63 A/C DOCTORS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.17 acres, generally located at the northeast corner of Horne Street and Melody Avenue, and zoned Light Industrial (LI). Keith Newman (480) 503-6812.</p>
	<p>4.. UP19-35 QUINTANA AT VERDE: Request to approve a Conditional Use Permit for approx. 4.4 acres located south of the southeast corner of Verde Drive and Williams Field Road to allow residential units on the ground floor in the Gateway Village Center (GVC) zoning district.</p> <p>DR19-109 QUINTANA AT VERDE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 4.44 acres, generally located south of the southeast corner of Verde Drive and Williams Field Road, and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.</p>
	<p>5. ST19-05 LAKEVIEW TRAILS SE AT MORRISON RANCH: 6 new standard plans for 72 lots on approximately 4 acres generally located north of the northwest corner of Recker and Warner Roads and is zoned Single Family-7 with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	6. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	7. APPROVAL OF AGENDA
	COMMUNICATIONS
	8. Communications from Citizens At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.
	9. Report from Council Liaison on Current Events
	PUBLIC HEARING (CONSENT) All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.
	10. S19-04 STRATFORD: Request for Preliminary Plat and Open Space Plan for 222 home lots (Lots 1 - 222) on approximately 63.5 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.
	11. Z19-14 VERDE AT COOLEY STATION - CROSS SECTION UPDATE: Request to amend Ordinance No. 2699 to amend the conditions of development within the Verde at Cooley Station Planned Area Development overlay zoning district (PAD) for approx. 57.16 acres generally located at the southwest corner of Recker and Williams Field Roads, consisting of 25.23 acres of Gateway Village Center (GVC), 18.04 acres of Gateway Business Center (GBC), and 13.89 acres of Multi-Family/Medium (MF/M) zoning districts, all with a PAD. Stephanie Bubenheim (480) 503-6625.
	PUBLIC HEARING (NON-CONSENT) Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the Item Number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.

TIME	<p style="text-align: center;">AGENDA ITEM</p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>12. Z19-04 LDC TEXT AMENDMENT – HERITAGE SIGN PLANS: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.4 Sign Regulations, the Glossary of General Terms, and the Appendix 1 Graphics, to allow for a new type of rooftop sign in certain locations within the Heritage Village Center Zoning District. Sydney Bethel (480) 503-6721. TO BE CONTINUED TO OCTOBER 2, 2019</p>
	<p>13. UP19-33 FIFTH ESTATE TATTOO: Request to approve a Conditional Use Permit for approx. 2.72 acres located at 384 N Gilbert Road to allow a Tattoo Studio in the Heritage Village Center (HVC) zoning district. Josh Rogers (480) 503-6589.</p>
	<p>14. Z19-10 BELROSE: Request to amend Ordinance No. 2659 to amend the conditions of development within the SWC of Greenfield and Chandler Heights Planned Area Development zoning district (PAD) for approx. 82 acres of Single Family Residential 6 (SF-6) zoning district generally located at the southwest corner of Greenfield Rd. and Chandler Heights Rd. Keith Newman (480) 503-6812.</p>
	<p>15. S19-05 BELROSE: Request for Preliminary Plat and Open Space Plan for 289 home lots on approx. 82 acres generally located at the southwest corner of Chandler Heights Rd. and Greenfield Rd. in the Single Family-6 (SF-6) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p style="text-align: center;">RECESS PLANNING COMMISSION</p>
	<p style="text-align: center;">CONVENE BOARD OF ADJUSTMENT</p>
	<p>16. V19-04 MILLING MACHINERY: Referral from the Town of Gilbert Zoning Hearing Officer to the Town of Gilbert Board of Adjustment regarding a variance request for the property located at 1469 W. Melody Ave. in the General Industrial (GI) zoning district. The applicant requests a variance from the required distance between the right-of-way and a secure vehicle access under Chapter 1 Zoning Regulations, Division 2 Land Use Designations, Article 2.6 Employment Districts, Section 2.605(A) Secure Vehicle Access Points. Josh Rogers (480) 503-6589.</p>
	<p style="text-align: center;">ADJOURN BOARD OF ADJUSTMENT AND RECONVENE PLANNING COMMISSION</p>
	<p style="text-align: center;">ADMINISTRATIVE ITEMS</p> <p>Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.</p>
	<p>17. Planning Commission Administration - Consider approval of the 2019/2020 Calendar Regular Meetings.</p>
	<p>18. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of August 7, 2018.</p>
	<p style="text-align: center;">COMMUNICATIONS</p>
	<p>19. Report from Chairman and Members of the Commission on current events.</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	Report from Planning Services Manager on current events.
	ADJOURN

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, October 2, 2019, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.